

**ARCHITECTURAL REVIEW BOARD
WILLIAMSBURG, VIRGINIA
AGENDA
Tuesday, March 27, 2007**

The meeting will be called to order by the Chairman on Tuesday, March 27, 2007, at 6:30 P.M. in the Third Floor Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street. When invited by the Chairman, speakers should state their name and address before making brief comments.

ARCHITECTURAL PRESERVATION DISTRICT

ARB #07-017 Armistead House, LLC/320 North Henry Street - Exterior Changes (ADA ramp, porch rails and enclosed stairs)

ARB #07-021 CWF/Great Hopes Plantation/114 Visitor Center Drive – Exhibition Well

ARB #07-022 Florakis/601 College Terrace/Accessory Structure (detached garage/studio)

ARB #07-023 Bluegreen Vacations Unlimited, Inc./Liberty Inn/315 York Street – Exterior Change (materials & colors)

ARB #07-024 Newell/220 North Henry Street – Exterior Change (asphalt shingle to standing seam metal roof)

CORRIDOR PROTECTION DISTRICT

ARB #07-004 McDonalds Restaurant/1620 Richmond Road – Playground Equipment

ARB #07-025 La Tolteca/3048 Richmond Road – Exterior Change (windows and freezer)

SIGNS

None

OTHER

Minutes of the March 13, 2007 meeting

*** = Consent Agenda**

APPLICANTS WHO ARE NOT ON THE CONSENT AGENDA MUST BE REPRESENTED AT THE MEETING. APPLICANTS ON THE CONSENT AGENDA ARE ENCOURAGED TO BE PRESENT AT THE MEETING BUT ATTENDANCE IS NOT MANDATORY. IF A CASE IS REMOVED FROM THE CONSENT AGENDA AND A REPRESENTATIVE IS NOT PRESENT THE CASE WILL BE TABLED UNTIL THE NEXT MEETING. APPLICANTS ON THE CONSENT AGENDA WHO DO NOT ATTEND THE MEETING DO SO AT THEIR OWN RISK.

ARCHITECTURAL PRESERVATION DISTRICT

ARB #07-017 Armistead House, LLC/320 North Henry Street

The applicant is returning for approval of the handicap ramp, railings for the two porches and emergency access stairs to the building as shown on the enclosed drawings. Approval was granted on February 27 for the porch enclosure. Since that meeting the applicant has discussed the project with the City's Plans Examiner and has been informed that the proposed fire escape presented at the February 27 meeting does not meet building code requirements. Therefore, the applicant proposes a fully enclosed stair as shown on the enclosed drawings. The handicap ramp has been relocated to the south side of the building and a railing detail has been provided for the ramp and the two porches.

This property is located in the **AP-1** of the **Architectural Preservation District** and the following section of the ***Design Review Guidelines*** Chapter V; pages 1 thru 21 pertain to this application.

Staff has reviewed the request and recommends the following:

- Windows being installed on the south and west elevations of the proposed stair to alleviate the blank walls.
- The door into the stairwell matching other doors on the building.
- The handrail for the handicap ramp being simpler in design such as a plain square baluster.

***ARB #07-021 CWF/Great Hopes Plantation/114 Visitor Center Drive**

This is an application to construct an exhibition well at the Great Hopes Plantation as shown on the enclosed drawings. The well will be brick with wooden top and tarred wood sides.

This property is located in **AP-2 Zone** of the **Architectural Preservation District** and the following sections of the ***Design Review Guidelines*** Chapter V; pages 1 thru 19 pertain to this request.

Staff has reviewed the request and recommends approval. **Consent Agenda.**

***ARB #07-022 Florakis/601 College Terrace**

This is an application to construct a detached garage/studio as shown on the enclosed drawings. The applicant proposes to match the materials for the garage to those existing on dwelling to include color, cornice, brick, windows, trim and roofing material. The dwelling is located on the City's Listing of Locally Significant Architecture and Areas which indicates it's a Georgian Colonial Revival structure which was constructed in 1940 and is known as the Sigma Nu/Phi Kappa Tau House. This plan was approved in

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1994 (ARB #04-059) conditioned upon the dormers matching the dormers on the main house and being built in proportion with the building. Since the garage was not constructed in the one-year the approval expired and the applicant is resubmitting for approval. I am enclosing a copy of the minutes from the meeting in 2004.

This property is located in **AP-2 Zone** of the **Architectural Preservation District** and the following sections of the ***Design Review Guidelines*** Chapter V; page 1 thru 19 pertain to this request.

Staff has reviewed the request and recommends approval conditioned upon the dormers in the detached garage matching the dormers on the main house and being built in proportion with the building as approved in 2004.
Consent Agenda.

ARB #07-023 Bluegreen Vacations Unlimited, Inc/Liberty Inn

The applicant is returning with exterior elevations for the Liberty Inn based on more specific elevations and materials than those presented and approved last year for the building (ARB #06-038). I am including a copy of the approved plans and minutes from that meeting and the previous meeting on April 11, 2005.

The applicant proposes the following:

- The window locations have been moved because the top level determines where the brick stops on the building and the window locations. Otherwise four courses of brick will have to be removed to locate the windows in the previous approved location.
- Make-up air louvers have been installed on the rear elevation.
- Metal storefront windows and doors as previously approved.
- Metal panels between the windows instead of PVC as previously approved.
- The heights of entrance canopies have been modified to reflect the elevations.
- All colors will remain as previously approved by the Board.

This property is located in **AP-1 Zone** of the **Architectural Preservation District** and the following section of the ***Design Review Guidelines*** Chapter V; pages 1 thru 20 pertain to this request.

The Board will need to determine if the proposed materials and revisions are acceptable.

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ARB #07-024 Newell/220 North Henry Street

This is an application to replace the existing asphalt shingled roof with either a black or charcoal gray metal roof as shown on the enclosed information. Our records indicate this dwelling was constructed in 1900 and is known as the Shipman/Brooks House. I am including a copy of the survey performed by Frazier and Associates for this property.

This property is located in the **AP-2 Zone** of the **Architectural Preservation District** and the following section of the **Design Review Guidelines** Chapter V; pages 15 and 16 pertain to this request.

Staff has reviewed the request and recommends approval.

CORRIDOR PROTECTION DISTRICT

ARB #07-004 McDonalds Restaurant/1620 Richmond Road

This is an application to install playground equipment in front of restaurant as shown on the enclosed drawings. The proposed playground equipment is constructed of plastic with a height of 15'5". The existing roof of the restaurant is nine feet to the roof from grade with a total height to the top of the roof of 16 feet. I have included a picture of a similar unit installed in Gloucester County.

This property is located in the **Corridor Protection District** and the following sections of the **Design Review Guidelines** Chapter VI; pages 1 thru 9 pertain to this application. This section states "... construction should contribute to the improvement of the architectural and visual character of these major entrance corridors to the City and the Colonial Williamsburg Historic Area". It further states "Construction should respect the overall streetscape, and should preserve and enhance the natural features present on the project site".

Chapter II of the **Design Review Guidelines** pertains to aesthetic objects in the **Corridor Protection District** and it states the following:

"Design review within the Corridor Protection Districts is intended to protect and enhance the special character of the Architectural Preservation District including the Colonial Williamsburg Historic Area by ensuring that the major access routes to the City are developed and maintained in a harmonious and compatible manner. The intent is to encourage the improvement of the architectural and visual character of these major entrance corridors, to prevent the intrusion of adverse environmental influences, and to create an atmosphere for compatible future growth. In addition, new construction designs should be of the highest quality to reflect the unique character of Williamsburg."

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Staff has reviewed the request and recommends denial of the application because the proposed playground equipment is not in character with development in the corridor and it does not contribute to the architectural and visual character of one of the primary entrance corridors into the City.

*** ARB #07-025 La Tolteca/3048 Richmond Road**

This is an application to install three windows on the west elevation and a 9'4" x 9' cooler as shown on the enclosed drawings. The applicant proposes to match the existing windows in materials and color and to paint the cooler to match the building.

This property is located in the **Corridor Protection District** and Chapter VI; pages 1 thru 5 of the ***Design Review Guidelines*** pertain to this application.

Staff has reviewed the request and recommends approval. **Consent Agenda.**

Carolyn A. Murphy, AICP
Deputy Planning Director